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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 3480796



Doc Stamp-Deed: \$5,600.00

Prepared by and Return to:  
Michelle Wertz, an employee of  
First International Title, LLC  
2828 S. McCall Road, Suite 216  
Englewood, FL 34224

File No.: 262581-93

**WARRANTY DEED**

This indenture made on **April 15, 2026** by **Quiet Ocean LLC, a Florida limited liability company**, whose address is: 207 E. North St. Apt B, Tampa, FL 33604 hereinafter called the "grantor", to **Marty Ellis**, whose address is: 7867 Steeple Chase Lane, Nashville, TN 37221, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

**Witnesseth**, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Sarasota** County, **Florida**, to-wit:

**Lot 12, Block 37, MANASOTA LAND & TIMBER CO., according to the Plat thereof, recorded in Plat Book A, Page(s) 27, of the Public Records of Sarasota County, Florida.**

Parcel Identification Number: **0476080017**

**Subject to** all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

**To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2025.

In Witness Whereof, the grantor(s) has hereunto set their hand(s) and seal(s) the day and year first above written.

Quiet Ocean LLC, a Florida limited liability company

*Gwendolyn Hanner*

By Gwendolyn Hanner, Manager

Signed, sealed and delivered in our presence:

*[Signature]*  
1st Witness Signature

Print Name: Grey Schwieger

Address: 1707 E. SUNSHINE AVE.  
Tampa FL 33610

State of FLORIDA

County of Hillsborough

*[Signature]*  
2nd Witness Signature

Print Name: Jodi Sieradzan

Address: 5705 White Trillum Loop  
Land O Lakes FL 34639

The Foregoing Instrument Was Acknowledged before me by means of  physical presence or ( ) online notarization on 2/9/20, by **Gwendolyn Hanner, Manager of Quiet Ocean LLC, a**

**Florida limited liability company**, who ( ) is/are personally known to me or who (  ) produced a valid FL Drivers License as identification.

*[Signature]*  
Notary Public Signature  
Printed Name: Jodi Sieradzan  
My Commission Expires:



(NOTARY SEAL)